

Billings County Zoning Meeting July 18, 2013

Members present: John Tczap, Karen Putnam, Paul Krush, Anita Kessel, Joe Kessel, Cathy Cerkoney, Connie Kasian.

Others present: Donna Adams, John & Susan Boyce, Shannon Dean Tollefson, Juliana Pemberton, Rose Krebs, C.G. Romanyshyn, Fred Sorenson, Mark Ganley.

The meeting was called to order by John Tczap at 1:00pm.

Kessel moved to approve the minutes from the June 13, 2013 regular zoning meeting. Krush seconded. All voted aye.

Stacey Swanson informed the board that there were two withdrawn applications. Roy Krivoruchka and Gerald Grosulak which will be on the agenda for August 15th, 2013.

Giles Radtke: Application for a conditional use permit to have 2 RV's as temporary housing on an 18.7 acre tract in the SE1/4SE1/4 8-139-100. Property is zoned commercial. SW District health applications have been approved. Setbacks are in line. The permit will be for one year during construction of a home that was approved at a prior zoning meeting. Anita Kessel moved to approve one year conditional permit. Krush seconded. All voted aye.

Rose Krebs: Application for a conditional use permit to place a manufactured home on an existing farmsite in the SE1/4NE1/4 28-138-100 (4633 135th Ave SW). Property is zoned agricultural and owned by James Fritz. SW District Health application has been approved. Rose was in attendance to answer questions. Anita Kessel moved to approve the conditional use permit. Krush seconded. All voted aye.

Jesse Romanyshyn: Application for a conditional use permit to place a manufactured home on a 1 acre tract in the NW1/4 14-142-99, south Fairfield (2000 Hwy 85 SW). Property is zoned commercial and currently owned by the Yourk Family Trust. Representative C.G Romanyshyn was present to answer questions. Discussion ensued regarding the proposed placement of the home and the requirement of a new hookup for water and sewer. Cerkoney moved to approve with the following conditions; turn in a survey of the property, approved application from SW District Health, and actual distance from property lines and all further Commission requirements. Kasian seconded. All voted aye.

Skyward Trend, LLC: Request to rezone the east 5 acres of a 10 acre parcel in the SESE 10-142-99 (12819 20th St SW) from commercial to residential. Application for a conditional use permit to have a 10 unit licensed mobile home park on the site. Mark Ganley was present to answer questions. They are planning on moving existing mobile homes to the rear of the property. Stacey Swanson went over the County Zoning Ordinance and State Health Department requirements for mobile home parks. Tczap went over the issues from their past permit that was revoked and stated that those issues would not be tolerated. Discussion ensued regarding emergency fire and ambulance access, two parking spaces per unit, and state requirements to hold a mobile home park license. Anita Kessel moved to rezone the East 5 acres of the 10 acre parcel from commercial to residential contingent upon the approval and licensing from the State Health Department and approval by the Billings County Highway Superintendent and Fire Chief. Krush seconded. All voted aye. Cerkoney moved to approve the conditional use permit with the same conditions. Anita Kessel seconded. All voted aye.

Shannon Dean Tollefson: Application to place a manufactured home on Tract 4, Merrifield Creek Ranch Estates Subdivision, 27-139-102. Variance requested to allow a structure less than 720 sq.ft. Property is zoned agricultural. Shannon was present to answer questions. The manufactured home will be 480 square feet and SW District Health application has been approved. Anita Kessel moved to approve the application and variance. Krush seconded. All voted aye.

Krush left the meeting at 2:40.

Old Business:


Fred Sorenson: Application for a conditional use permit for a single-family modular home on Tract 2, Merrifield Creek Ranch Estates Subdivision, 27-139-102. Property is zoned agricultural. Fred was in attendance to answer questions. Setbacks are in line. Joe Kessel moved to approve the permit contingent upon an approved SW District Health permit being provided. Anita Kessel seconded. All voted aye.

Stacey informed the board about an upcoming workshop on weed control in Dickinson at the Stark County courthouse.

Discussion ensued regarding zoning rules and violations.

With there being no further business, Putnam moved to adjourn at 2:50P.M. Joe Kessel seconded. All voted aye.



Marcia Lamb, Secretary

John Tczap, Chairman